



October 20, 2015

Mr. Thomas Hovel
Zoning Administrator / City Planner
City of Fitchburg
Planning / Zoning Department
5520 Lacy Road
Fitchburg, WI 53711

Subject: Letter of Transmittal – **Seminole Business Park** Land Division Application.

Dear Mr. Hovel:

Thank you for your continued assistance and coordination regarding the Seminole Business Park development proposal. Please find the following enclosed:

- 1 – Land Division Application
- 1 – Preliminary Plat Application Fee
- 1 – Payment Guarantee Fee
- 10 – 22"x30" Preliminary Plat of Seminole Business Park
- 1 – 11" x 17" Preliminary Plat of Seminole Business Park

- 1 – Wetland Determination Letter

- 3 – Seminole Business Park Preliminary Construction Plans

In accordance with the CDP Zoning Conditions of Approval, the rezoning shall be accomplished prior to the Final Plat. The Applicant has chosen not to submit the Rezone Application with the Preliminary Plat as the extent of the Final Plat has not been determined at this time.

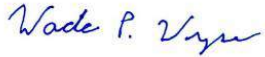
Additionally, we understand the Payment Guarantee of Fee is required per Section 24 -15(b)(3) of the City of Fitchburg Municipal Ordinance and that it is a deposit from which the city may deduct unpaid engineering, inspection, consulting and attorney fees incurred by the city if the developer doesn't pay the

city's invoices in a timely manner. We understand the deposit will be refunded at the time the Final Plat is approved by the Common Council.

Again, thank you for your efforts, coordination and review of the Stoner Prairie development. If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully,

WYSER ENGINEERING, LLC



Wade P. Wyse, P.E.

Principal – Project Manager



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☐ Certified Survey Map Approval
 - ☒ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☒ Comprehensive Development Plan Approval - Amendment

2. Proposed Land Use (Check all that Apply):

- ☒ Single Family Residential
- ☐ Two-Family Residential
- ☒ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: 14

4. No. Of Buildable Lots Proposed: 9

5. Zoning District: P-R, B-G, R-L, PDD, I-S

6. Current Owner of Property: William Dunn

Address: 6055 Whalen RD Verona, WI 53593

Phone No: (608) 212-9400

7. Contact Person: James Spahr Lionshare Group, LLC

Email: ajspahr@charter.net

Address: 5396 King James Way, Suite 220

Phone No: (608) 235-6499

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: James Spahr

Owner's or Authorized Agent's Signature

James Spahr - Agent

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

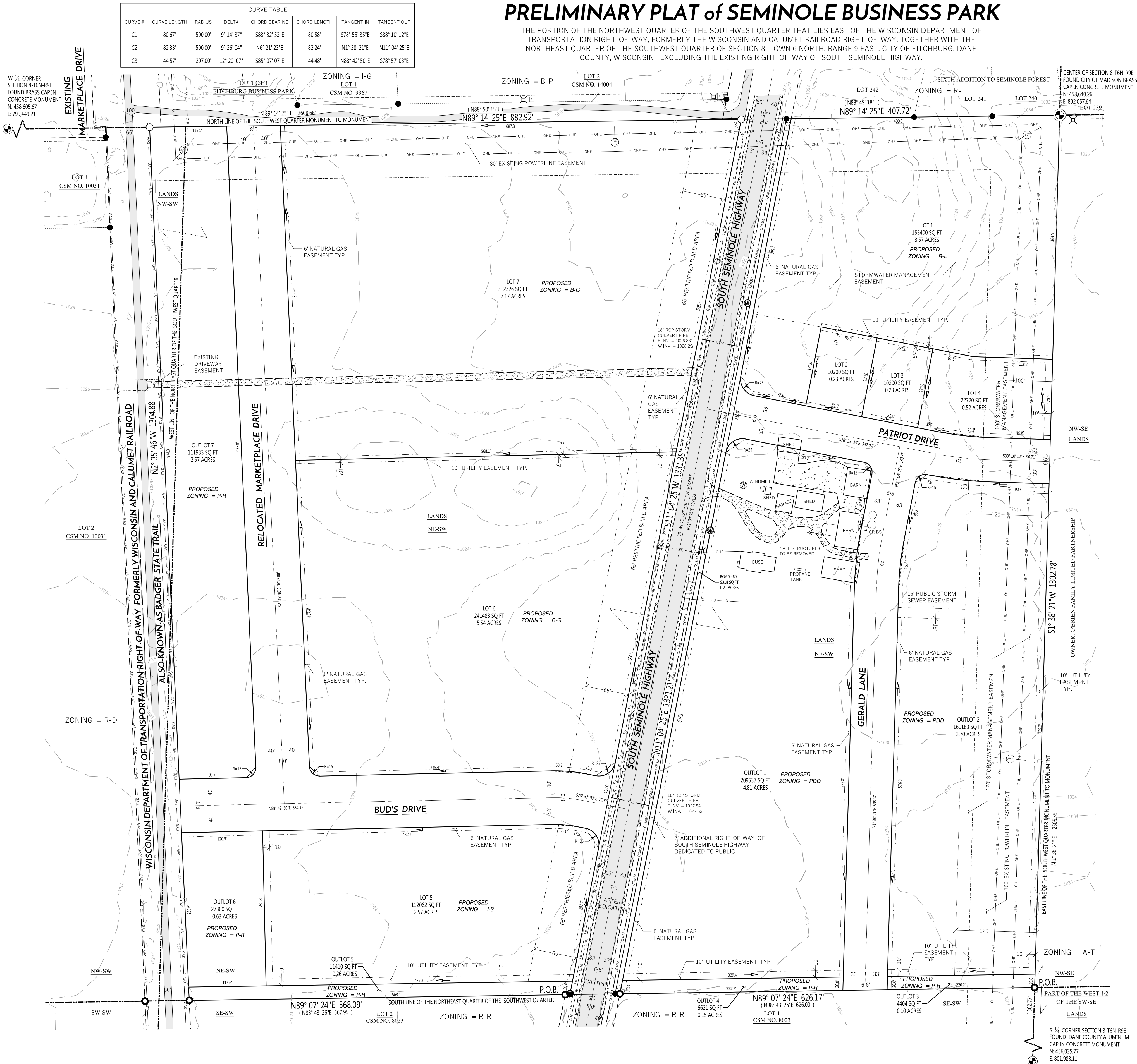
For City Use Only: Date Received: _____

Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____

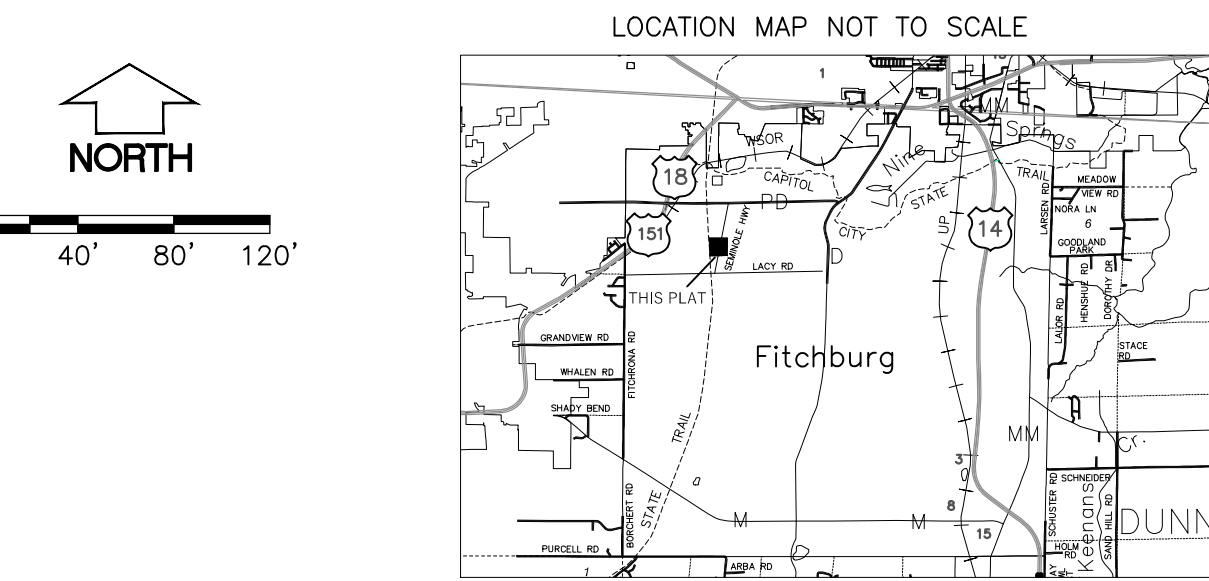
PRELIMINARY PLAT of SEMINOLE BUSINESS PARK

THE PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THAT LIES EAST OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, FORMERLY THE WISCONSIN AND CALUMET RAILROAD RIGHT-OF-WAY, TOGETHER WITH THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. EXCLUDING THE EXISTING RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY.



LEGEND

FOUND PLSS SECTION MONUMENT TYPE NOTED	PROPERTY LINE
FOUND 3/4" REBAR	PLATTED LINE
FOUND 1-1/4" REBAR	RIGHT-OF-WAY LINE
FOUND 2" IRON PIPE	CENTERLINE
EXISTING SEPTIC VENT	SECTION/QUARTER LINE
EXISTING WELL	EXISTING EASEMENT LINE
EXISTING PEDESTAL	PROPOSED RESTRICTED BUILD
EXISTING COMMUNICATIONS MANHOLE	PROPOSED EASEMENT LINE
EXISTING UTILITY POLE	OHE OHE
EXISTING TRANSFORMER	Fo Fo
EXISTING ELECTRICAL BOX	GAS GAS
DRAINAGE ARROW	COMM COMM
RECORDED AS	X X X X X X X X
	EXISTING FENCE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	ASPHALT PAVEMENT
	GRAVEL
	CONTOUR MAJOR
	CONTOUR MINOR



NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEKS OF JULY 6TH AND 13TH, 2015.
- NORTH REFERENCE: FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH - TRUE NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 01° 38' 21" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED INCLUDING THOSE EASEMENTS SHOWN HEREON.
- WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- CONTOUR INTERVAL IS 2 FEET AND HAVE BEEN DETERMINED A COMBINATION OF FIELD DATA AND DANE COUNTY LIDAR DATA.
- SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 56025C08800 DATED JANUARY 02, 2009
- DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES DRAINAGE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH MAIN STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
- CURRENT PARCEL ZONING IS A-T FOR BOTH SEGMENTS EAST AND WEST OF SEMINOLE HIGHWAY.
- PROPOSED ZONING PER THE C.D.P. = AS LABELED HEREON.
- OUTLOTS 3, 4 AND 5 ARE TO BE DEDICATED TO THE PUBLIC FOR PEDESTRIAN/BIKE PATH AND PUBLIC SANITARY SEWER PURPOSES.
- OUTLOTS 6 AND 7 ARE TO BE DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES.

LEGAL DESCRIPTION

THE PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THAT LIES EAST OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY FOR THE BADGER STATE TRAIL, FORMERLY THE WISCONSIN AND CALUMET RAILROAD RIGHT-OF-WAY, SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. EXCLUDING THE EXISTING RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY.

PARCEL NO. 225/0609-083-8000-5

AS SURVEYED:
PARCEL EAST OF SOUTH SEMINOLE HIGHWAY
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, NORTH 01 DEGREES 38 MINUTES 21 SECONDS EAST, 1302.77 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 ALSO BEING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 8023 AND THE POINT OF BEGINNING, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 89 DEGREES 07 MINUTES 24 SECONDS EAST, 626.17 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH SEMINOLE HIGHWAY, THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY NORTH 11 DEGREES 04 MINUTES 25 SECONDS EAST, 1331.21 FEET TO THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 8, THENCE EASTERLY ALONG SAID NORTH QUARTER LINE NORTH 89 DEGREES 14 MINUTES 25 SECONDS EAST, 407.72 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, THENCE ALONG SAID EAST QUARTER LINE SOUTH 01 DEGREES 38 MINUTES 21 SECONDS WEST, 1302.78 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 673,099 SQUARE FEET OR 15.46 ACRES.

PARCEL WEST OF SOUTH SEMINOLE HIGHWAY
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, NORTH 01 DEGREES 38 MINUTES 21 SECONDS EAST, 1302.77 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 89 DEGREES 07 MINUTES 24 SECONDS EAST, 626.17 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH SEMINOLE HIGHWAY ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH QUARTER QUARTER LINE NORTH 89 DEGREES 07 MINUTES 24 SECONDS EAST, 568.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY FOR BADGER STATE TRAIL FORMERLY KNOWN AS THE WISCONSIN AND CALUMET RAILROAD ALSO BEING THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 8023, THENCE NORTHERLY ALONG SAID EAST LINE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY NORTH 02 DEGREES 35 MINUTES 46 SECONDS WEST, 1304.88 FEET TO THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 8, THENCE ALONG SAID NORTH QUARTER LINE NORTH 89 DEGREES 14 MINUTES 25 SECONDS EAST, 882.92 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF SOUTH SEMINOLE HIGHWAY, THENCE ALONG SAID WEST RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY SOUTH 11 DEGREES 04 MINUTES 25 SECONDS WEST, 1331.35 FEET BACK TO THE POINT OF BEGINNING.

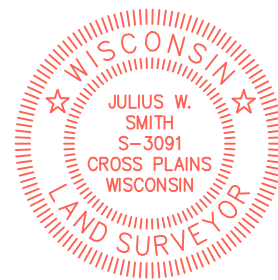
SAID PARCEL CONTAINS 945,725 SQUARE FEET OR 21.71 ACRES.

SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A.E.7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN CHAPTER 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
201 E. EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SUBDIVIDER:
LIONSHARE GROUP, LLC
508 KING JAMES WAY, SUITE 220
MADISON, WI 53719

OWNER:
WILLIAM DUNN
605 WHALEN ROAD
VERONA, WI 53593



ECO-RESOURCE CONSULTING, LLC

October 9, 2015

Mr. James Spahr
Lionshare Group, LLC
5396 King James Way, Suite 220
Madison, WI 53719

**RE: Wetland Determination at the Dunn Property
City of Fitchburg, Dane County, Wisconsin**

Mr. Spahr,

Eco-Resource Consulting, LLC (ERC) conducted the wetland determination of the +/- 37 acre property described as the Dunn property. The property is located in Section 8, T6N R9E, in the City of Fitchburg, Dane County, Wisconsin (Figure 1).

The primary objective of the wetland determination was to provide an estimated boundary of wetlands on the property. The west side of the property (21.7 acres) is planted with soy beans and the east side of the property (15.5 acres) is planted with corn. The topography generally slopes downward into two depressions on the west side and one depression on the north end of the east side (Figure 4).

Tara Davenport and Stephen Hjort of ERC conducted the wetland determination/delineation on August 26, 2015 under fair weather conditions. Mr. Hjort was the lead investigator.

The closed depression on the east side of the property was mapped as E1Kf on WDNR Surface Water Data Viewer (Figure 3). Field inspection revealed that wetland conditions were present on the east side of the property on the day of inspection that included dominance of hydrophytic vegetation, hydric soils, and wetland hydrology. NRCS Soil Survey information indicated that Plano and Dodge silt loam soils were present on the east side of the property (Figure 2). Test pits indicated that the soils were fairly representative of these soil series and neither soil is listed on the Hydric Soils of Wisconsin list. Primary indicators of wetland hydrology included saturation, with secondary indicators of geomorphic position and saturation visible on aerial imagery. The dominant plant species in the wetland was reed canary grass (*Phalaris arundinacea*) in the area along the north property boundary.

Eco-Resource Consulting, LLC 2554 County Road N Stoughton, WI 53589 www.eco-resource.net

A wetland delineation was unable to be completed on August 26 due to growing corn with stalks greater than 10 feet tall impairing our ability to move through and see across the site. Based on WDNR Surface Water Data Viewer, our test pits, and topography, we estimate the wetland area to be roughly 1 acre in size (Figure 5). We estimate that jurisdictional wetlands exist in the area that is approximately from an elevation 1023 feet and lower in the closed depression on the east side of Seminole Highway.

No wetlands were present on the west side of the property. No wetland hydrology indicators, hydrophytic vegetation, or hydric soil were observed in test pits located in the two closed depressions on the west side of the property.

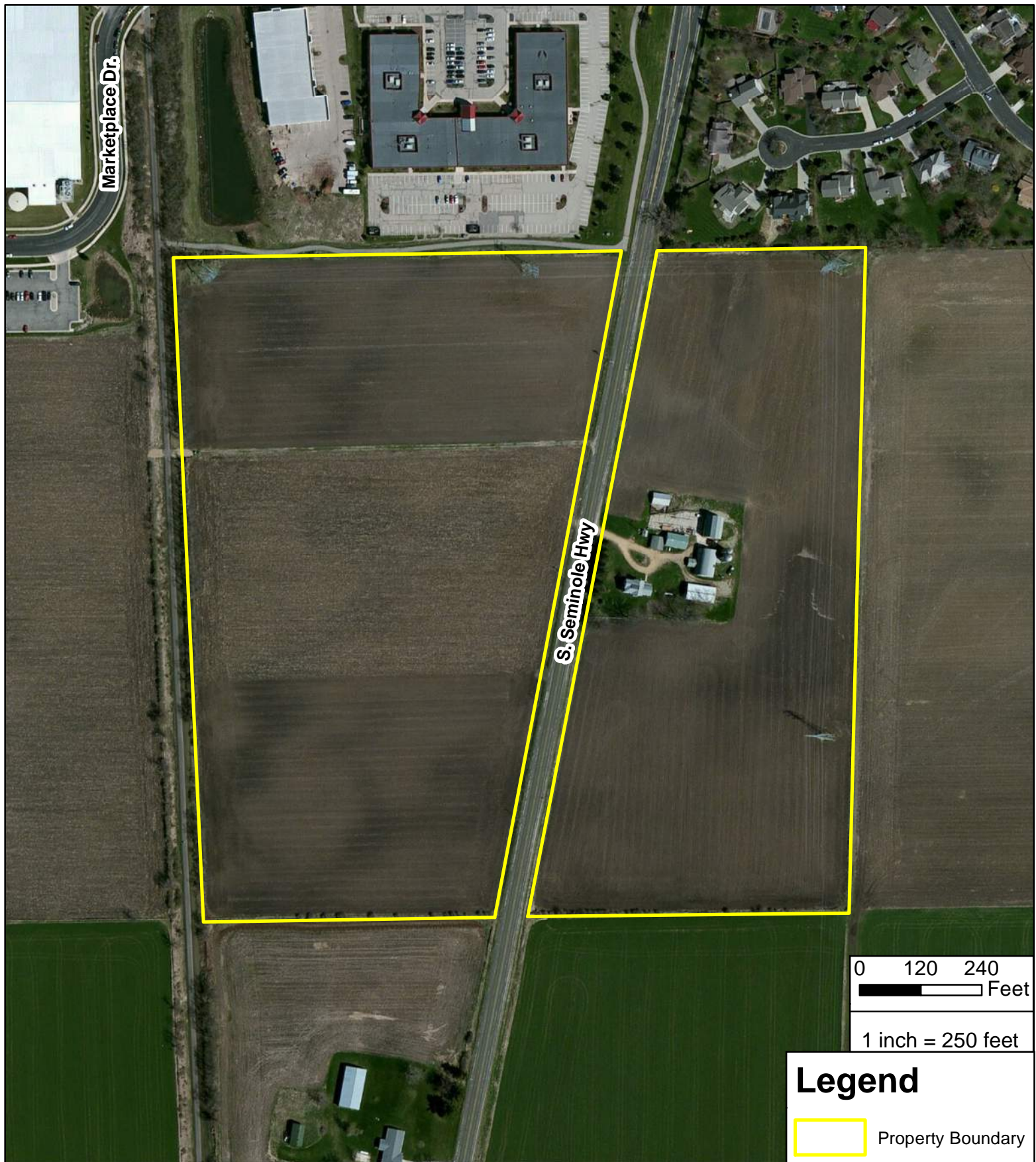
Eco-Resource Consulting, LLC appreciates the opportunity to provide services to James Spahr. If you have any questions please call the undersigned at 608-877-9372.

Respectfully submitted,

ECO-RESOURCE CONSULTING, LLC

Tara E. Davenport
Senior Ecologist

Stephen J. Hjort
Principal/Senior Biologist



Drawn By:
Daniel Fuhs

Date:
9/4/2015

Project Number:
15107

Figure 1



2554 County Road N Stoughton, WI 53589
www.eco-resource.net

Figure 1. Location Map
Excon-Dunn Wetland Delineation
Sec. 08 T06N - R09E
City of Fitchburg
Dane County, Wisconsin

Image Source: USDA FSA 7/4/2013





Legend



Property Boundary



DnC2 - Dodge Silt Loam,
6-12% Slope, Eroded



PoA - Plano Silt Loam,
Gravelly Substratum
0-2% Slope



PoB - Plano Silt Loam,
Gravelly Substratum,
2-6% Slope



ScB - St. Charles Silt
Loam, 2-6% Slope

0 120 240
Feet

1 inch = 250 feet

Drawn By:
Daniel Fuhs

Date:
9/4/2015

Project Number:
15107

Figure 2



2554 County Road N Stoughton, WI 53589
www.eco-resource.net

Figure 2. NRCS Web Soil Survey
Excon-Dunn Wetland Delineation
Sec. 08 T06N - R09E
City of Fitchburg
Dane County, Wisconsin

Image Source: USDA FSA 7/4/2013





Legend

- Property Boundary
- ✱ Wetland Indicator - NRCS Wetspots
- Wisconsin Wetland Inventory
- E1Kf - Emergent/Wet Meadow, Persistent, Wet soil, Palustrine, Farmed

Drawn By:
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15107

Figure 3



2554 County Road N Stoughton, WI 53589
www.eco-resource.net

Figure 3. WDNR Surface Water Viewer Data
Excon-Dunn Wetland Delineation
Sec. 08 T06N - R09E
City of Fitchburg
Dane County, Wisconsin

Image Source: USDA FSA 7/4/2013





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Figure 4

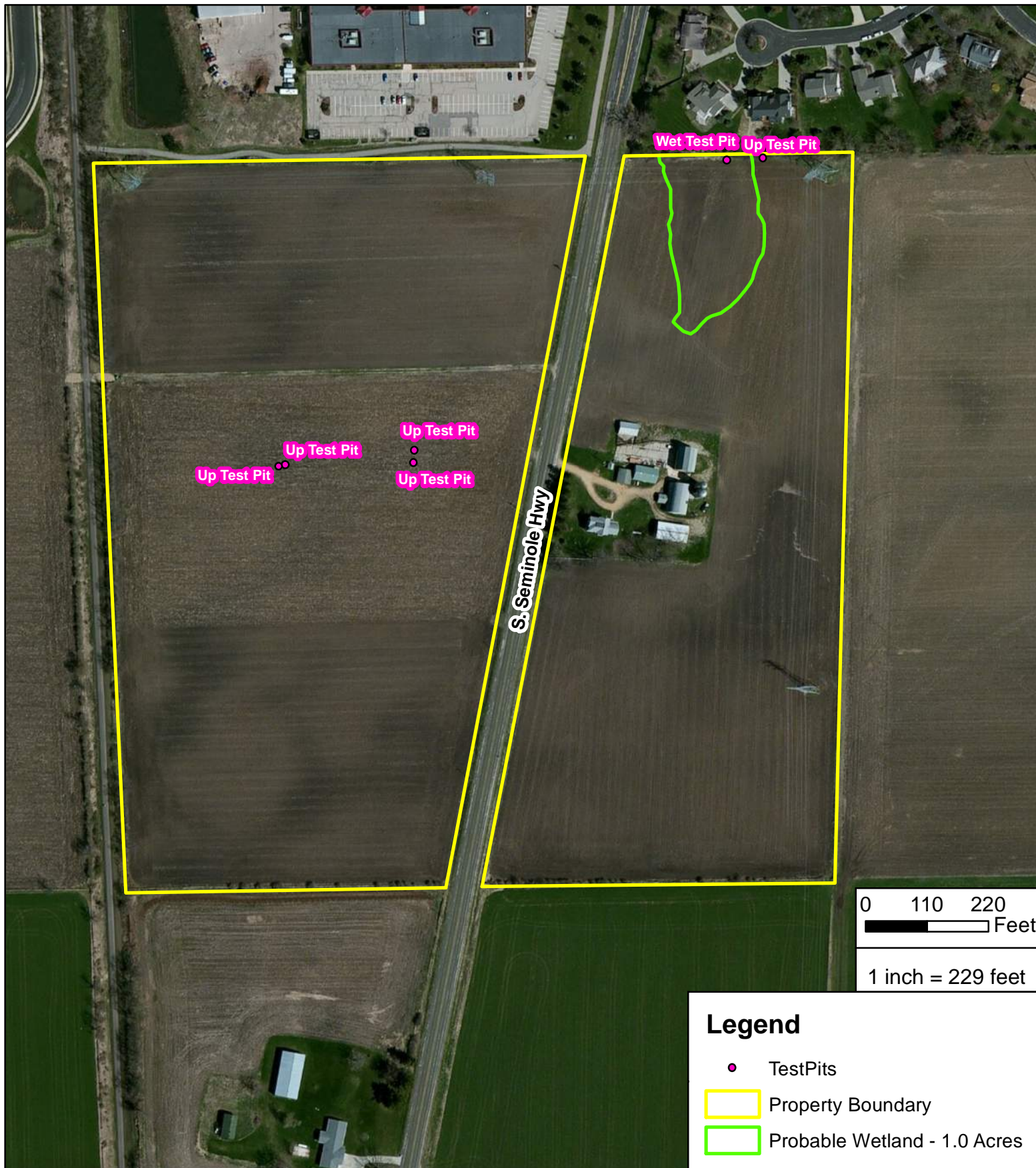


2554 County Road N Stoughton, WI 53589
www.eco-resource.net

Figure 4. Topography
Excon-Dunn Wetland Delineation
Sec. 08 T06N - R09E
City of Fitchburg
Dane County, Wisconsin

Image Source: USDA FSA 7/4/2013





Drawn By:
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Date:
9/4/2015

Project Number:
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Figure 5



2554 County Road N Stoughton, WI 53589
www.eco-resource.net

Figure 5. Probable Wetland
Excon-Dunn Wetland Delineation
Sec. 08 T06N - R09E
City of Fitchburg
Dane County, Wisconsin

Image Source: USDA FSA 7/4/2013

